



MEADOWLANDS VIEW

ALRESFORD



WELCOME TO
MEADOWLANDS VIEW



Meadowlands View is an outstanding collection of four contemporary 2, 3 and 4 bedroom homes.

Nestled in the desirable location of Alresford, enjoying sweeping views through bespoke bi-folding doors and large picture windows over former watercress beds, these exclusive homes are ideally located for the feeling of retreat, yet with the convenience of Alresford town centre and amenities just a stroll away.



A LOCATION THAT
OFFERS THE BEST OF
BOTH WORLDS



WELCOME TO THE NEIGHBOURHOOD



Alresford is an award-winning 18th century market town with its own deep-rooted history.

Voted the 'Best Place to Live in the Countryside' by the Sunday Times in 2018, its bustling streets are lined with smart boutiques, antique shops, traditional tearooms and a variety of restaurants. The town comes alive during the weekly market day where fresh produce and local craftsmanship are championed. The surrounding area is also home to a variety of popular country pubs, perfect for a summer's afternoon.





WELCOME TO COUNTRY LIVING



Alresford is a green oasis waiting to be explored.

Sitting on the boundary of the South Downs National Park, you'll find easy access to miles of public footpaths and open countryside. Winding riverside walks are also on offer with a variety of routes **just minutes from your front door**. Artistically signposted by beautifully illustrated boards, the Millennium and Alre Valley trails take in some of Alresford's most historic locations such as the Fulling Mill and Eel House.



WELCOME TO ADVENTURE AT YOUR FEET

WALKS

1 St Swithun's Way

A 34 mile walk from Winchester to Farnham, St Swithun's Way follows some of the county's best countryside paths. It passes through the towns of Alresford and Alton, as well as Chawton, the home of Jane Austen.

2 Wayfarers Way

A 70 mile long-distance walking route, starting high on the chalk downs at Inkpen to finish at Emsworth Harbour. This walk has been split into six sections, two of which encompass Alresford.

3 Alre Valley Trail

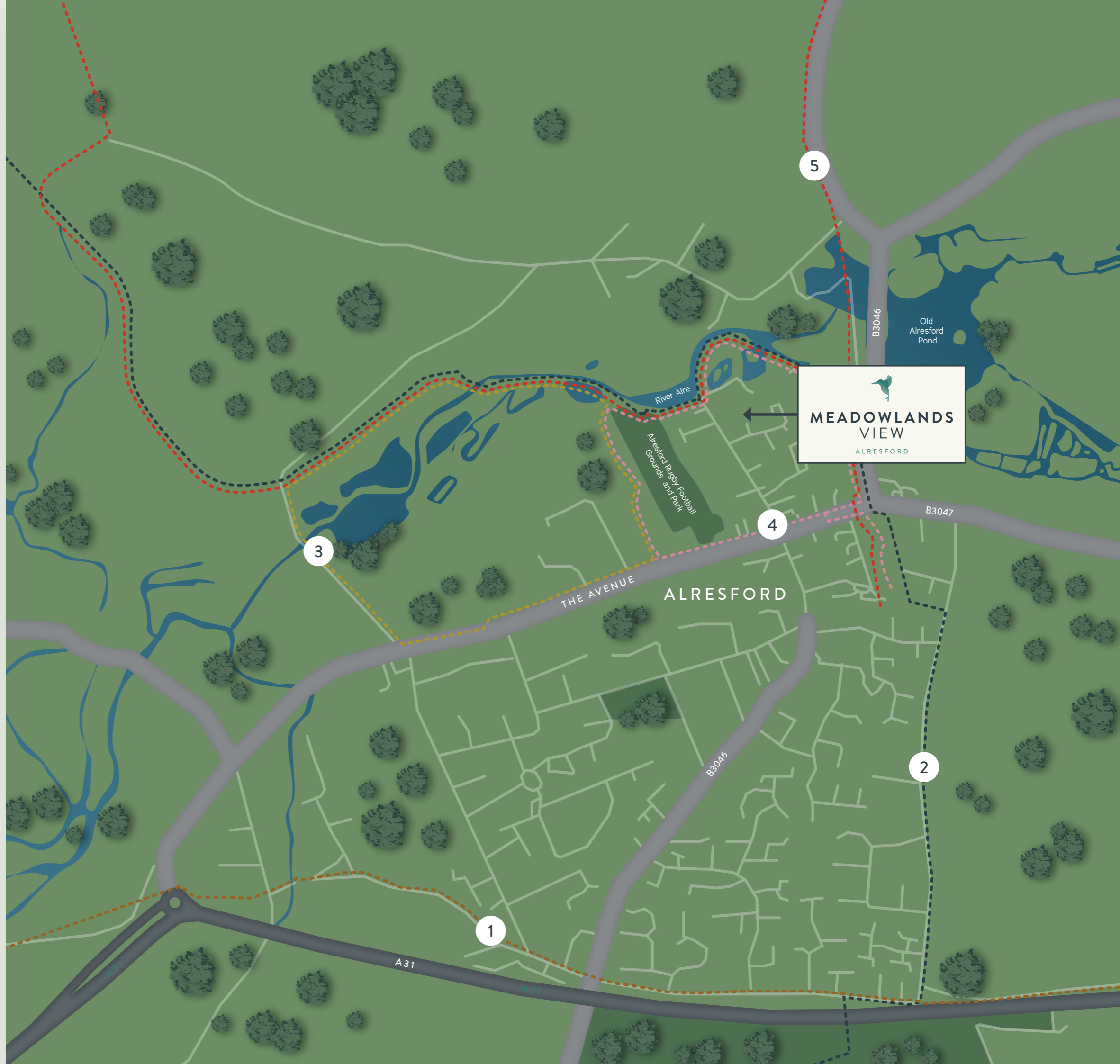
Within a three-mile radius of St John's, the Parish Church, there are some 60 miles of paths and tracks. Many of these are hundreds of years old.

4 Millennium Trail

The Millennium Trail begins in the Station Yard. Look out for the display boards with details of what to see and local history, don't forget the wild bird feed for the ducks!

5 Watercress Trail

Alresford Watercress Trail is a 4.6 mile loop trail located near Alresford. Perfect for a leisurely stroll or a jog.



A TOWN STEEPED IN HISTORY

Renowned for its links to watercress farming, the town still proudly celebrates its heritage on the Mid Hants Railway's 'Watercress Line' with the annual Watercress Festival, a street festival packed full of stallholders, musicians, dancers and the all-important Watercress King and Queen. This colourful display is joined in the events calendar by the Alresford Music Festival. Now in its ninth year, the not-for-profit event supports numerous local charities and up and coming talent.



WELCOME TO LOCAL LIFE



FOOD & DRINK

- 1 Tiffin Tearooms
- 2 Shapla
- 3 The Bell
- 4 The Swan Hotel
- 5 Caracoli
- 6 Pulpo Negro
- 7 The Horse and Groom
- 8 The Globe
- 9 The Courtyard Tea Rooms

SHOPS

- 10 Moda Rosa
- 11 No.42
- 12 Ragamuffin
- 13 Delilah Boutique
- 14 Hetre
- 15 Wildbunch Florists
- 16 The Naked Grape
- 17 Alresford Gift Shop
- 18 Alresford Toy Box
- 19 Lavenders
- 20 House of Gallet
- 21 Billy Goat
- 22 Tesco
- 23 The Co-operative
- 24 Sole Butchers
- 25 Heidi's Swiss Patisserie
- 26 CE Evans & Son
- 27 A&S Fruiterers

RECREATION

- 28 Alresford Rugby Football Club
- 29 Mid Hants Railway 'Watercress Line'
- 30 Arlebury Park
- 31 New Alresford Memorial Park

Alresford Golf Club - approx. 1.2 miles
South Downs National Park - approx. 1.2 miles

WITHIN EASY REACH

Winchester - approx. 8 miles
Alton - approx. 11 miles
Basingstoke - approx. 15 miles
Guildford - approx. 31 miles



Meadowlands View is perfectly located to enjoy everything Alresford has to offer, whilst being in easy distance of the surrounding towns and cities.



A FRIENDLY LOCAL
COMMUNITY WAITING
TO WELCOME YOU

WELCOME TO THE DEVELOPMENT

Overlooking
the meadows
^



1 HOME ONE

A four bedroom detached home with private allocated parking, open plan kitchen/lounge area with feature bi-folding doors leading to the patio area and elevated views of the meadows.

2 HOME TWO

A two bedroom semi-detached home with private allocated parking, open plan kitchen/dining area with feature bi-folding doors leading to the patio area and elevated views of the meadows.

3 HOME THREE

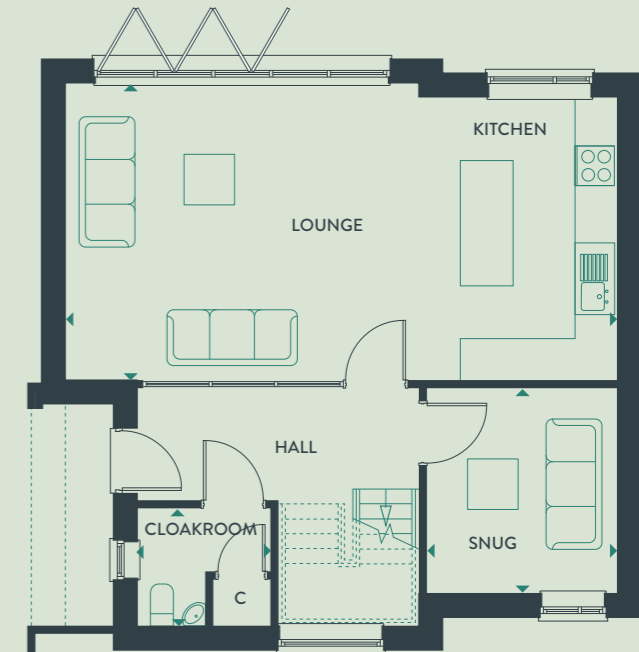
A three bedroom semi-detached home with private allocated parking, open plan kitchen/dining area with feature bi-folding doors leading to the patio area and elevated views of the meadows.

4 HOME FOUR

A four bedroom detached home with allocated parking, two en suites, open plan kitchen/lounge area with feature bi-folding doors leading to the patio area and elevated views of the meadows.

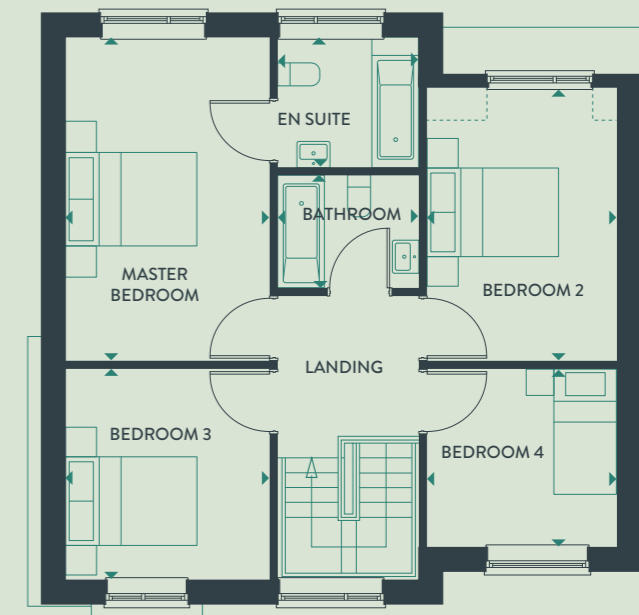
HOME ONE

A FOUR BEDROOM DETACHED HOME
WITH THREE PARKING SPACES



GROUND FLOOR

Kitchen / Lounge	8415mm x 4545mm	27' 7" x 14' 11"
Snug	3150mm x 2910mm	10' 4" x 9' 7"
Cloakroom	2050mm x 1820mm	6' 9" x 6' 0"



FIRST FLOOR

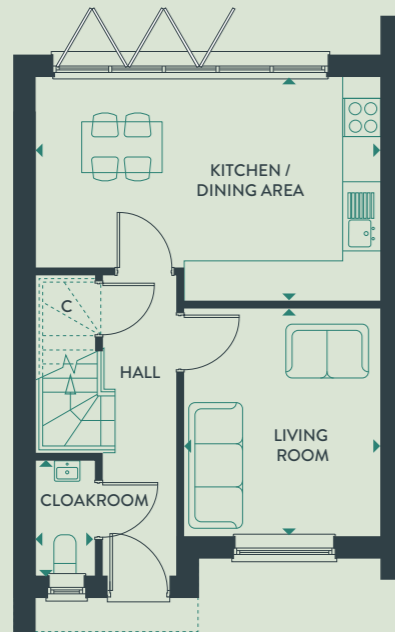
Master Bedroom	4950mm x 3140mm	16' 3" x 10' 4"
En suite	2165mm x 2015mm	7' 1" x 6' 7"
Bedroom 2	4164mm x 2910mm	13' 8" x 9' 7"
Bedroom 3	3240mm x 3140mm	10' 8" x 10' 4"
Bedroom 4	2910mm x 2745mm	9' 7" x 9' 0"
Bathroom	2165mm x 1730mm	7' 1" x 5' 8"

Please note, all imagery, floor plans, and dimensions are approximate and indicative only. Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.



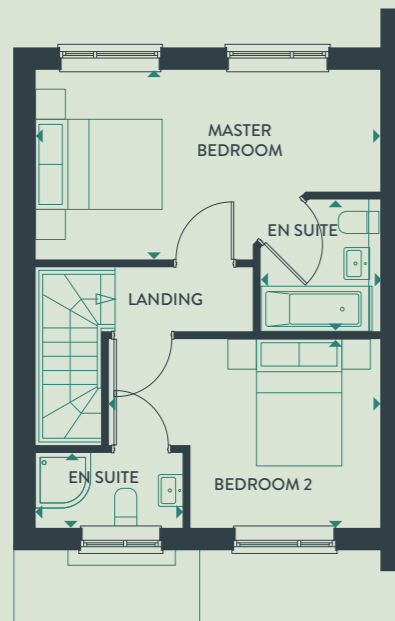
HOME TWO

A TWO BEDROOM SEMI-DETACHED HOME
WITH TWO PARKING SPACES



GROUND FLOOR

Kitchen / Dining Area	5491mm x 3552mm	18' 0" x 11' 8"
Living Room	3617mm x 3145mm	11' 10" x 10' 4"
Cloakroom	1840mm x 965mm	6' 0" x 3' 2"



FIRST FLOOR

Master Bedroom	5491mm x 3027mm	18' 0" x 9' 11"
En suite	2097mm x 1938mm	6' 11" x 6' 4"
Bedroom 2	4330mm x 3013mm	14' 2" x 9' 11"
En suite	2346mm x 1221mm	7' 8" x 4' 0"

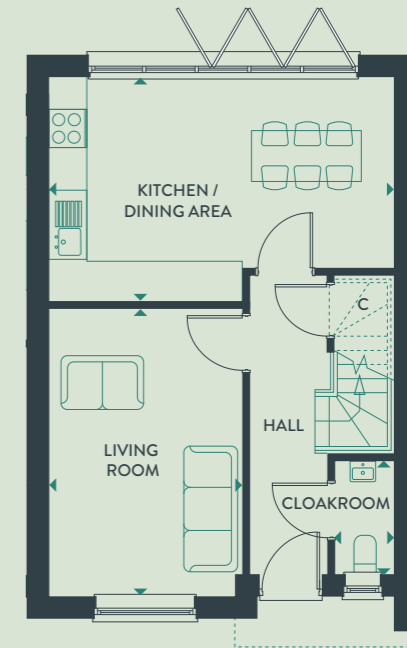


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HOME THREE

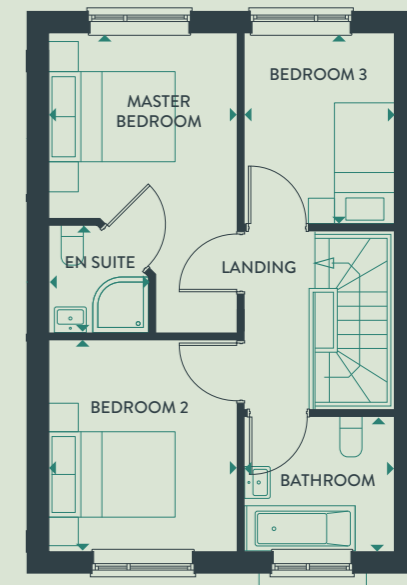


A THREE BEDROOM SEMI-DETACHED HOME WITH TWO PARKING SPACES



GROUND FLOOR

Kitchen / Dining Area	5496mm x 3565mm	18' 0" x 11' 8"
Living Room	4556mm x 3093mm	14' 11" x 10' 2"
Cloakroom	1816mm x 975mm	5' 11" x 3' 2"



FIRST FLOOR

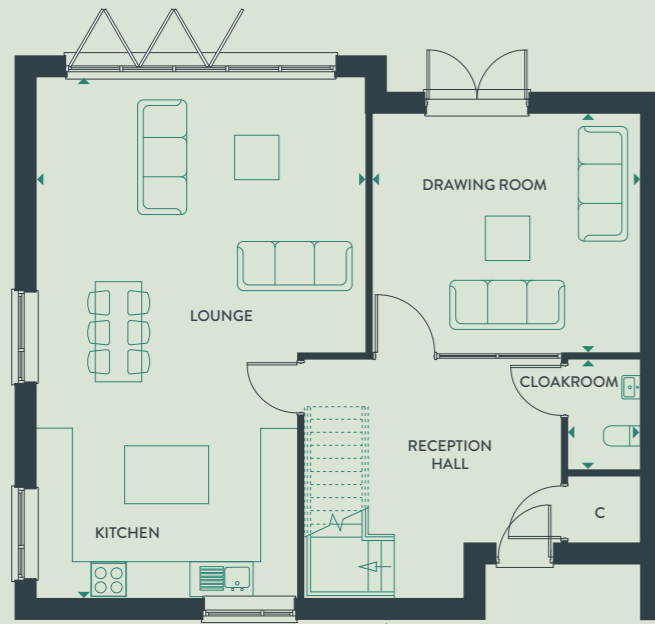
Master Bedroom (incl. en suite)	4856mm x 3010mm	15' 11" x 9' 11"
Bedroom 2	3365mm x 3010mm	11' 0" x 9' 11"
Bedroom 3	3039mm x 2386mm	9' 12" x 7' 10"
Bathroom	2386mm x 2160mm	7' 10" x 7' 1"

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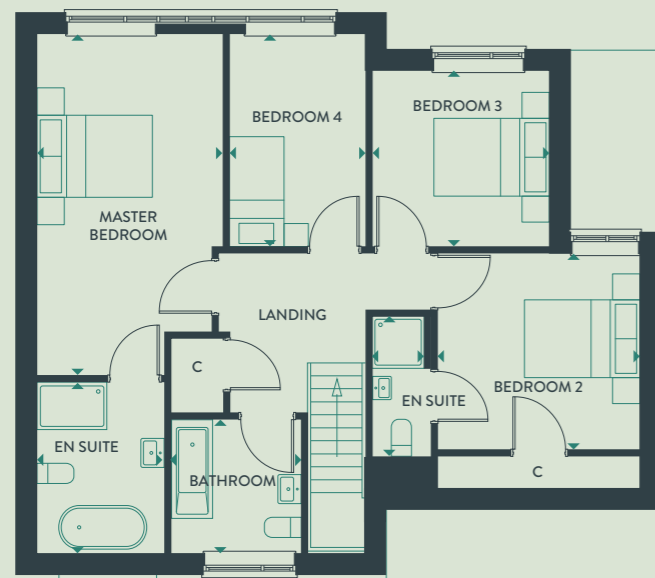
HOME FOUR

A FOUR BEDROOM DETACHED HOME WITH THREE PARKING SPACES



GROUND FLOOR

Kitchen / Lounge	9043mm x 5719mm	29' 8" x 18' 9"
Drawing Room	4663mm x 4150mm	15' 4" x 13' 7"
Cloakroom	1920mm x 1288mm	6' 4" x 4' 3"



FIRST FLOOR

Master Bedroom	3200mm x 5167mm	10' 6" x 16' 11"
En suite	3000mm x 2239mm	9' 10" x 7' 4"
Bedroom 2	3900mm x 3400mm	12' 10" x 11' 2"
En suite	2452mm x 1000mm	8' 1" x 3' 3"
Bedroom 3	3093mm x 3075mm	10' 2" x 10' 1"
Bedroom 4	3670mm x 2300mm	12' 0" x 7' 7"
Bathroom	2300mm x 2250mm	7' 7" x 7' 3"



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HOME SPECIFICATIONS

KITCHEN

- Homes 1, 3 & 4 - white gloss units
- Home 2 - light grey gloss units
- Silestone worktops with matching 100mm upstands and splashback
- Stainless steel 1.5 bowl sink with stylish mixer tap. Homes 1 & 4 Quooker tap
- Sleek under wall unit and plinth lighting
- Wine coolers to Homes 1 & 4
- Siemens appliances
- Siemens induction hob
- Modern Siemens black glass extractor canopy
- Integrated appliances:
 - Double oven
 - Combination microwave, grill and oven
 - Washer / Dryer
 - Fridge freezer 70/30
 - Dishwasher
 - Home 4 separate integrated washing machine and tumble dryer

GENERAL

- NHBC 10 year structural warranty
- Underfloor heating throughout
- Engineered oak wood flooring throughout ground floor - with the exception of cloakroom floors. Homes 1 & 4 have Porcelanosa ceramic floor tiling to kitchen areas
- Rear bi-folding doors leading to patios areas
- Switchable glass panels to hallways in Homes 1 & 4
- Combination power point / USB sockets
- Each home is pre-wired to receive satellite and terrestrial TV reception with outlets to the living room and all bedrooms
- Telephone points in living room, hallway and master bedrooms
- A management company has been created which all owners will belong to

EXTERNAL

- Photovoltaic solar panels to each home
- Electric car charging point to each home
- External lighting to front and rear
- Rear gardens are fenced with 1.8m close boarded fencing with picket fencing to rear boundaries
- Block paved driveway & parking spaces
- Each home has two or three allocated parking spaces
- One visitor parking space
- Ecological habitat

BATHROOM / CLOAKROOM / EN SUITE

- Roca baths and WCs
- Roca wall hung vanity units
- Vado chrome brassware
- Vado thermostatic wall-mounted showers
- LED bathroom mirror light with shaver socket to all bathrooms and en suites
- Porcelanosa full height wall tiling
- Porcelanosa floor tiling



Images shown are indicative only, and are used for illustrative purposes. Any photographs shown are of previous developments and are used to display the quality of finish of an Orchard home.



Arle Gardens, Alresford SO24 9FU



Orchard have been building outstanding homes since 1997

www.orchard-homes.co.uk



01962 834045



ESTABLISHED 1900

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The information within this document is indicative and is intended to act as a guide only to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Created by Antler Agency

